

**CITY OF REDMOND  
DESIGN REVIEW BOARD**

October 5, 2006

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

**BOARD MEMBERS PRESENT:** Robert Hall, David Scott Meade, Sally Promer-Nichols and David Wobker

**STAFF PRESENT:** Carl McCarthy, Code Compliance Officer; Asma Jeelani, Associate Planner

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

**CALL TO ORDER**

The meeting was called to order by the Chairperson of the Design Review Board Sally Promer-Nichols at 7:07 PM. Design Review Board members Dennis Cope, Lee Madrid and Mery Velastegui were excused.

**MINUTES:** September 7, 2006

**IT WAS MOVED BY MR. HALL AND SECONDED BY MR. WOBKER TO APPROVE THE SEPTEMBER 7, 2006 DESIGN REVIEW BOARD MEETING MINUTES. MOTION CARRIED (2-0-2), WITH MR. MEADE AND MS. PROMER-NICHOLS ABSTAINING.**

**SIGN PROGRAM**

**SGNPO30, Redmond Town Center Sign Program Amendment**

**Description:** Modification of existing Sign Program

**Location:** The Retail Core of Redmond Town Center

**Applicants:** Kimberley D. Campbell, Senior Manager, Property Manager

David Bocock, Operations Manager

Rick Beason, Development Manager

**Staff Contact:** Carl McCarthy, Code Compliance Officer, 425-556-2412

Carl McCarthy presented the staff report. Staff recommends approval of the amended sign program as presented.

Rick Beason, Development Manager for Redmond Town Center, 16495 NE 74<sup>th</sup> Street, Redmond, explained that the ten-year-old property needs to be competitive and flexible with new tenants with preferences for colors, so was requesting an opportunity to increase its color palette to include primary red, primary blue, primary yellow, primary green, tan and rusted brown for use on storefronts, signs and awnings in the mixed-use retail core. He explained that each store would use all one color.

**COMMENTS FROM THE DRB MEMBERS:**

Mr. Hall:

- Did not have a problem with the proposed change to the color palette.

Mr. Wobker:

- Had no problem with the proposed change to the color palette.
- Knew the management would do it right.

Mr. Meade:

- Said that the enhanced color palette looked good to him.

- Knew of the necessity to keep changing colors in the retail market.
- Thought the proposed colors were beautiful.

Ms. Promer-Nichols:

- Supported the change in the color palette.

Staff has informed Redmond Town Center of the importance of maintaining a balance of colors by using bright colors in one area and subtle colors in another.

**IT WAS MOVED BY MR. WOBKER AND SECONDED BY MR. HALL TO APPROVE SGNPO30 REDMOND TOWN CENTER SIGN PROGRAM AMENDMENT AS PRESENTED. MOTION CARRIED (4-0).**

**IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. WOBKER TO CLOSE THE MEETING AT 7:25 PM. MOTION CARRIED (4-0).**

### **PRE-APPLICATION**

#### **PRE060050, VIP Condominiums**

**Description:** 80,000 gsf residential building with four floors, parking for 56 cars, and 45 residential units

**Location:** 7961 / 7941 170<sup>th</sup> Ave NE

**Applicant:** Matt Driscoll with Driscoll Architects

**Staff Contact:** Asma Jeelani, Associate Planner, 425-556-2443

Asma Jeelani presented the staff report, saying that the building does not meet the open space requirements because some of the open space is in the front yard setback and setbacks cannot be used as open space. The ramps should be joined together to open up the entrance area to the lobby to make it more prominent for pedestrians. The main floor needs detailing to give it a residential character. Otherwise, the design has a good start, and the applicant has made good use of the total site.

Matt Driscoll with Driscoll Architects, 115 Bell Street, Seattle, WA 98121, explained that they might ask for an administrative design flexibility adjustment, which would be the ability to use these open spaces as part of the residential component to build terraces, steps and patios. The building is five stories above grade with parking on two levels and the parking entrances off the alley and one-way circulation to make the garage more efficient. The site has an odd shape. In the front they are proposing the lower level have a loft or townhouse unit and be combined into an office. The lobby is off the corner. As they go up there are extensions of bays that extend out and some elements that go back in, providing a lot of modulation within a relatively ordered pattern. They propose to break the corner with a tower element. They are trying to bring the roof down rather than create a lid on the fifth floor by pulling the metal roof down to the fourth floor where it flares out and essentially becomes a siding. A shadowline is formed. The landscaping slopes at 2.5-3 inches to raise the patios. They will probably pull some of the setbacks to 12 feet so they can count that as open space. They would like to do a simpler design than cornices. They will use concrete covered with stucco with horizontal siding with an earthtone and green color palette. There will be textural differences.

### **COMMENTS BY THE DRB MEMBERS:**

Mr. Hall:

- Had no problem with where the parking entrances or lobby entrance are located or with the façade modulations.
- Had two issues: provision of common open space and the building setbacks. Inquired if there were a place to put a common open space. Suggested putting the open space on the roof, resulting in a flat roof structure. For the applicant to meet the requirement would probably have to provide some internal space. Was willing to work with the applicant on the open space. Noted that at some point the zoning code for this type of site needs to address this option. The applicant must address the issue of open space at the next review.
- Liked the design of the building.

- Commented regarding the building setbacks that the applicant needs five more feet in the front. Has to be 25 feet in the front. They have to move the building back to accommodate this.
- Was basically in support of the project.
- Commented that the DRB members need to have comparative data on what is required and what is provided.

Mr. Wobker:

- Liked all the angles.
- Thanked staff for the picture.
- Was concerned about the roof color being metal because these residences will look down on that; would not want anything too light or jarring. The blue looks very blue. Would ask staff to enforce the code on this.
- Said he assumed that all the existing trees on the property would be gone.
- Recommended having a tradeoff for an additional floor.
- Concerned because it is not quite three blocks to Redmond Elementary and there should be some place for kids' recreation.
- Liked what the project is.

Mr. Meade:

- Was concerned about the base of the building. Would like to see how this is realized as they develop the drawings to see how that is going to read as a base.
- Thought the mansard roof would be great.
- Commented that the upper three balconies on the front would hang out there in space and would benefit from covering awnings.
- Said he would be interested to see how they resolve the cantilevered base.
- Confirmed there are three garage doors.
- Said his preliminary reaction is that he would wait for more detail.
- Agreed that the applicant has to do what is necessary to meet the requirements.

Ms. Promer-Nichols:

- Liked the design of the building.
- Commented that it was nice to see some interest up at the roof level.
- Was nervous about the north and south elevations. Noted that attention has been paid to the alley side and the street side. The two bookends should not look quite so flat.
- Commented regarding the open space that it is a tough thing that there are open space requirements that applicants try to meet with a patch of lawn. The open space should do something for the residents. As this project progresses, she would be more than happy to see a creative way to make this work. At the corner where the entry is, there is a nice opportunity to do something. She would personally support flexibility on the open space issue. The open space should become a neighborhood amenity rather than a project amenity.

## **DISCUSSION ITEM**

### **Innovative Housing Program**

**Staff Contacts:** Sarah Stiteler, Senior Planner, 425-556-2469

Jeff Churchill, Assistant Planner, 425-556-2492

Carl McCarthy presented the project.

There was agreement that the DRB members would like to have a staff presentation on the Innovative Housing Program.

Those interested in volunteering on the Innovative Housing Review Panel were: Ms. Promer-Nichols, Mr. Cope, Mr. Madrid, and Mr. Meade.

**ADJOURNMENT**

**IT WAS MOVED BY MR. WOBKER AND SECONDED BY MR. HALL TO ADJOURN AT 8:10 PM.  
MOTION CARRIED (4-0).**

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**MINUTES APPROVED ON**

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**RECORDING SECRETARY**